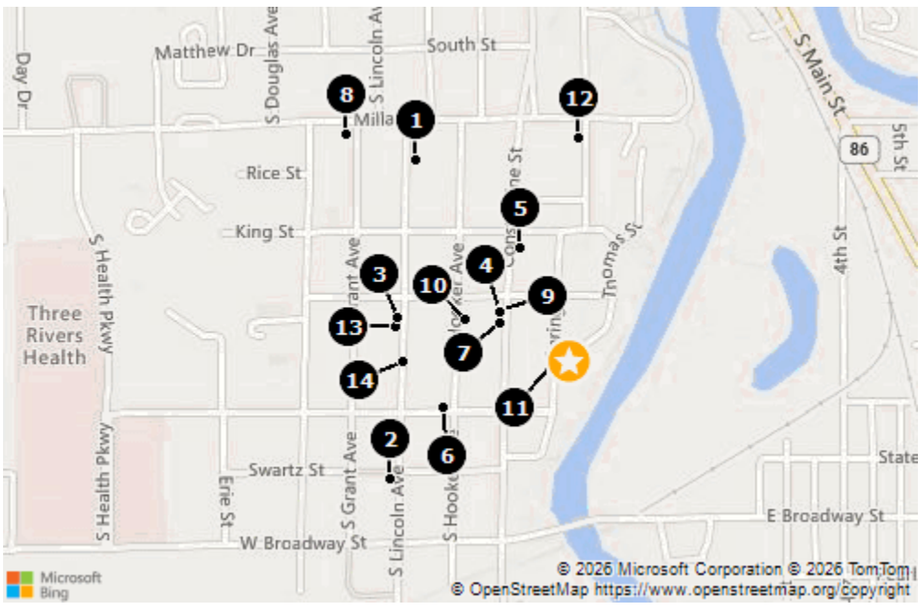
ICE SiteX Report

OrderID: 97632702

SiteX Property Information Report



Subject Property Location

628 SPRING ST, THREE RIVERS, MI 49093-2518

County:	**ST JOSEPH MI**	Census Tract:	261490403.002002
Property Use:	Single Family Residential	Zoning:	R
Parcel Number:	051-335-071-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$124,000**	FSD:	43	Common Confidence Score:	15
Value Range:	$70,680 - $177,320	ICE Confidence Score:	57		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,900	Market Land Value:	$5,800	Tax Year:	2024
Assd Improvement:	$54,000	Market Improvment Value:	$108,000	Total Taxable Value:	$1,885
Total Assessed Value:	$56,900	Total Assessor Market Value:	$113,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 86 District: 051 Subdivision: CITY OF THREE RIVERS
Abbreviated Description: LOT 86 KINGS RESUBDIV & ADD. CITY OF THREE RIVERS.
City/Muni/Twp: THREE RIVERS CITY

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1136 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/01/2025	Loan Amount:	N/A
Document #:	2025005127 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 86 Subdivision: KINGS RESUBDIVISION
City/Muni/Twp: THREE RIVERS

Mortgage Record

Recording Date:	01/02/2025	Loan Amount:	N/A
Document #:	2025000038 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 86 Subdivision: KINGS RESUBDIVISION
City/Muni/Twp: THREE RIVERS

Mortgage Record

Recording Date:	08/07/2024	Loan Amount:	N/A
Document #:	2024005651 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 86 Subdivision: KINGS RESUBDIVISION
City/Muni/Twp: THREE RIVERS

ICE SiteX Report

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Mortgage Record

Recording Date:	04/15/2024	Loan Amount:	N/A
Document #:	2024002920 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 86 Subdivision: KINGS RESUBDIVISION
City/Muni/Twp: THREE RIVERS

Mortgage Record

Recording Date:	09/08/2023	Loan Amount:	N/A
Document #:	2023006498 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 86 Subdivision: KINGS RESUBDIVISION
City/Muni/Twp: THREE RIVERS

Mortgage Record

Recording Date:	08/24/2022	Loan Amount:	N/A
Document #:	2022007495 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2051	Type Finance:	

Legal Description:
Lot: 86 Subdivision: KINGS RESUBDIVISION
City/Muni/Twp: THREE RIVERS

Prior Transfer

Recording Date:	09/14/2021	Sales Price:	N/A
Document #:	2021009281 BK-PG 1861-853	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2021	Sales Price:	$95,000
Document #:	2021008254 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/09/2021		
Document Type:			

Legal Description:
Lot: 86 Subdivision: KINGS RESUBDIVISION Map Ref: LB 1 PG 32
City/Muni/Twp: THREE RIVERS

Prior Transfer

Recording Date:	08/09/2021	Sales Price:	$95,000
Document #:	2021008254 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 86 District: 051 Subdivision: CITY OF THREE RIVERS
Abbreviated Description: LOT 86 KINGS RESUBDIV & ADD. CITY OF THREE RIVERS.
City/Muni/Twp: THREE RIVERS CITY

Prior Transfer

Recording Date:	03/14/2017	Sales Price:	$63,500
Document #:	BK-PG 1861-0849	Type of Sale:	Full Amount on Deed
Contract Date:	03/10/2017		
Document Type:			

Legal Description:
Lot: 86 Subdivision: KINGS RESUBDIVISION & ADDITION Map Ref: LB1 PG32
City/Muni/Twp: THREE RIVERS

Prior Transfer

Recording Date:	07/08/2016	Sales Price:	$29,000
Document #:	BK-PG 1830-0936	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/07/2016		
Document Type:			

Legal Description:
Lot: 86 Subdivision: KINGS RESUBDIVISION & ADDITION Map Ref: LB1 PG32
City/Muni/Twp: THREE RIVERS

Prior Transfer

Recording Date:	07/07/2016	Sales Price:	$28,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,878,150	Median # of Bedrooms	2.5
Median Lot Size	7,841 SF	Median # of Baths	1
Median Living Area	1,006 SF	Median Year Built	1950
Price Range - 2 Yrs	$49,000 to $252,000	Age Range	68 years to 126 years
Median Value	$145,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**328 S LINCOLN AVE THREE RIVERS, MI 49093-2022**	05/20/2026	$85,000	$108	780	/2/1	1950	6,970 SF	

APN: 051-320-026-00 Document #: 2026004269
Document Type: Price Code: D
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 97632702

Legal: Lot: 60-61 Subdivision: FAIRBANKS ADDITION MapRef: LB 2 PG 5 Abbreviated Description: Lot:60-61 Subdivision:FAIRBANKS ADDITION Map Ref:LB 2 PG 5City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

2	.34Mi.	**911 S LINCOLN AVE** **THREE RIVERS, MI 49093-1965**	04/07/2026	$252,000	$235	1072	//2		12,632 SF

APN: 051-355-043-00 Document #: 2026002446
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 64&66 Subdivision: SWARTZ ADDITION MapRef: LB 1 PG 39 Abbreviated Description: Lot:64&66 Subdivision:SWARTZ ADDITION Map Ref:LB 1 PG 39City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

3	.22Mi.	**617 S LINCOLN AVE** **THREE RIVERS, MI 49093-2025**	03/24/2026	$87,500	$97	896	/2/1	1958	7,841 SF

APN: 051-320-054-00 Document #: 2026002145
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 129-131 Subdivision: FAIRBANKS ADDITION MapRef: LB 2 PG 5 Abbreviated Description: Lot:129-131 Subdivision:FAIRBANKS ADDITION Map Ref:LB 2 PG 5City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

4	.1Mi.	**609 S CONSTANTINE ST** **THREE RIVERS, MI 49093-2507**	03/12/2026	$64,500	$85	756	/3/1	1900	6,098 SF

APN: 051-335-016-00 Document #: 2026001815
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: KINGS RESUBDIVISION AND ADDITION MapRef: LB 1 PG 32 Abbreviated Description: Lot:17 Subdivision:KINGS RESUBDIVISION AND ADDITION Map Ref:LB 1 PG 32City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

5	.14Mi.	**508 S CONSTANTINE ST** **THREE RIVERS, MI 49093-2506**	02/25/2026	$90,100	$83	1080	/3/1	1930	6,098 SF

APN: 051-335-032-00 Document #: 2026001406
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

6	.18Mi.	**513 HILL ST** **THREE RIVERS, MI 49093-1908**	02/17/2026	$188,000	$335	560	/1/1	1933	11,761 SF

APN: 051-320-007-00 Document #: 2026001140
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14-19 Subdivision: FAIRBANKS ADDITION MapRef: LB 2 PG 5 Abbreviated Description: Subdivision:FAIRBANKS ADDITION Map Ref:LB 2 PG 5Abbreviated Description:EAST45FT LOTS14-19 City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

7	.09Mi.	**633 S CONSTANTINE ST** **THREE RIVERS, MI 49093-2507**	01/06/2026	$155,000	$132	1170	/2/1	1900	6,098 SF

APN: 051-335-020-00 Document #: 2026000113
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: KINGS RESUBDIVISION AND ADDITION MapRef: LB 1 PG 32 Abbreviated Description: Lot:21 Subdivision:KINGS RESUBDIVISION AND ADDITION Map Ref:LB 1 PG 32City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

8	.35Mi.	**612 MILLARD ST** **THREE RIVERS, MI 49093-2145**	11/26/2025	$165,000	$169	972	/3/1	1950	8,276 SF

APN: 051-320-079-00 Document #: 2025009332
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 86,237&238 Subdivision: FAIRBANKS ADDITION MapRef: LB 2 PG 5 Abbreviated Description: Lot:86,237&238 Subdivision:FAIRBANKS ADDITION Map Ref:LB 2 PG 5Abbreviated Description:WEST10FT LOT86 City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

9	.1Mi.	**605 S CONSTANTINE ST** **THREE RIVERS, MI 49093-2507**	11/24/2025	$49,000	$58	832	/2/1	1932	6,098 SF

APN: 051-335-014-00 Document #: 2025009214
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: KINGS RESUBDIVISION AND ADDITION MapRef: LB 1 PG 32 Abbreviated Description: Lot:15 Subdivision:KINGS RESUBDIVISION AND ADDITION Map Ref:LB 1 PG 32City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

10	.12Mi.	**622 S HOOKER AVE** **THREE RIVERS, MI 49093-2016**	11/18/2025	$162,050	$142	1136	/4/1	1954	15,682 SF

APN: 051-336-027-00 Document #: 2025009125
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27-29 Subdivision: KINGS SECOND ADDITION MapRef: LB 1 PG 48 Abbreviated Description: Lot:27-29 Subdivision:KINGS SECOND ADDITION Map Ref:LB 1 PG 48Abbreviated Description:SOUTH2 LOT27 City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

11	.01Mi.	**632 SPRING ST** **THREE RIVERS, MI 49093-2518**	10/27/2025	$180,000	$143	1255	/3/1	1950	6,098 SF

APN: 051-335-072-00 Document #: 2025008487
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: KINGS RESUBDIVISION AND ADDITION TO THREE RIVERS MapRef: LB 1 PG 32 Abbreviated Description: Lot:87 Subdivision:KINGS RESUBDIVISION AND ADDITION TO THREE RIVERS Map Ref:LB 1 PG 32City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

12	.26Mi.	**311 SPRING ST** **THREE RIVERS, MI 49093-1904**	10/17/2025	$135,000	$129	1040	/2/1	1900	10,019 SF

APN: 051-399-016-00 Document #: 2025008205
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4NW4 S19T06SR11W Abbreviated Description: Sec/Twnship/Range:NE4NW4 S19T06SR11W City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

13	.22Mi.	**637 S LINCOLN AVE** **THREE RIVERS, MI 49093-2025**	10/10/2025	$60,000	$63	952	/3/1	1950	7,841 SF

APN: 051-320-058-00 Document #: 2025008056
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 139&141 Subdivision: FAIRBANKS ADDITION Abbreviated Description: Lot:139&141 Subdivision:FAIRBANKS ADDITION City/Muni/Twp:3 RIVERS City/Muni/Twp: 3 RIVERS

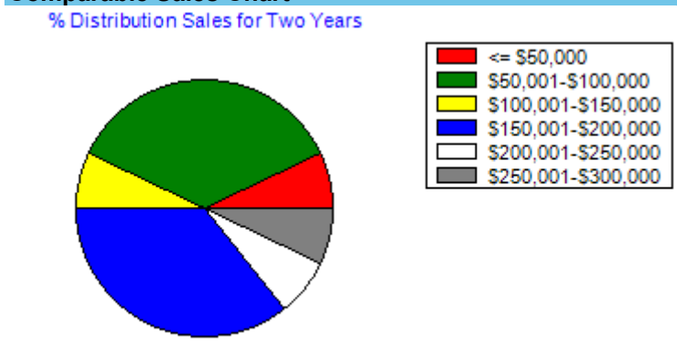
14	.18Mi.	**630 S LINCOLN AVE** **THREE RIVERS, MI 49093-2026**	10/08/2025	$205,000	$120	1696	/3/2	1950	10,454 SF

APN: 051-320-012-00 Document #: 2025007991
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24-26 Subdivision: FAIRBANKS ADDITION MapRef: LB 2 PG 5 Abbreviated Description: Lot:24-26 Subdivision:FAIRBANKS ADDITION Map Ref:LB 2 PG 5City/Muni/Twp:THREE RIVERS City/Muni/Twp: THREE RIVERS

ICE SiteX Report

OrderID: 97632702

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**628 SPRING ST**	**08/09/2021**	$113,800	$56,900	1,136	/3/1	1955	6,098 SF	
.01Mi.	**632 SPRING ST**	**07/18/2023**	$127,800	$63,900	1,255	/3/1	1950	6,098 SF	
.01Mi.	**620 SPRING ST**	**10/26/1994**	$167,000	$83,500	1,020	/3/1	1950	12,632 SF	
.02Mi.	**636 SPRING ST**	**02/16/2011**	$151,000	$75,500	1,020	/3/1	1900	6,098 SF	
.03Mi.	**616 SPRING ST**	**01/04/2019**	$57,200	$28,600	752	/2/1	1950	6,098 SF	
.03Mi.	**642 SPRING ST**	**03/26/2021**	$145,000	$72,500	1,296	/3/1	1900	6,098 SF	
.03Mi.	**619 SPRING ST**	**08/30/2024**	$123,400	$61,700	1,040	/3/1	1928	6,098 SF	
.03Mi.	**623 SPRING ST**	**04/07/2021**	$134,400	$67,200	960	/2/1	1957	6,098 SF	
.04Mi.	**625 SPRING ST**		$117,800	$58,900	1,084	/3/1	1950	6,098 SF	
.04Mi.	**612 SPRING ST**	**10/29/2012**	$118,800	$59,400	1,040	/3/1	1950	12,632 SF	
.04Mi.	**613 SPRING ST**	**09/11/2000**	$233,600	$116,800	1,664	/4/2	1968	18,731 SF	
.04Mi.	**650 SPRING ST**	**08/06/2024**			1,496	/3/1	1900	6,098 SF	
.04Mi.	**641 SPRING ST**	**08/03/2016**	$111,600	$55,800	988	/3/1	1950	6,098 SF	
.05Mi.	**645 SPRING ST**	**08/20/2014**	$102,000	$51,000	912	/3/1	1950	6,098 SF	
.06Mi.	**611 SPRING ST**	**04/06/2020**	$109,200	$54,600	1,196	/3/1	1955	6,098 SF	
.06Mi.	**632 S CONSTANTINE ST**	**04/07/2022**	$131,000	$65,500	1,200	/4/1	1900	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	40.6 years old	Households:	7,115
Median Household Income:	$66,590	Households w/Family:	65%
Household Income Per Capita:	$32,476	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Three Rivers Community Schools	Students:	2,154
Number of Schools:	6	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.49Mi.	**Three Rivers Middle School** Number of Students: 476 Student-Teacher Ratio: 14.5	C-	Public	6 - 8
1.38Mi.	**Three Rivers High School** Number of Students: 632 Student-Teacher Ratio: 18.25 Advanced Placement: Yes	B-	Public	9 - 12
0.48Mi.	**Andrews Elementary School** Number of Students: 296 Student-Teacher Ratio: 17.41	C	Public	KG - 5

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	120%	HIGHER
MURDER	123%	HIGHER
OVERALL	119%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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